

DEPARTMENT OF THE ARMY
Wilmington District, Corps of Engineers
Post Office Box 1890
Wilmington, North Carolina 28402-1890

Action ID No. 200420477

May 7, 2004

PUBLIC NOTICE

River Ridge of Raleigh, LLC, 3224 Auburn-Knightdale Road, Raleigh, North Carolina, 27610, has applied for a Department of the Army (DA) permit TO PLACE FILL MATERIAL INTO 125 LINEAR FEET OF AN UNNAMED TRIBUTARY TO THE NEUSE RIVER AND 0.097 ACRE OF ADJACENT WETLANDS, IN THE NEUSE RIVER BASIN, ASSOCIATED WITH THE DEVELOPMENT OF PHASE IV OF THE RIVER RIDGE GOLF COMMUNITY, LOCATED APPROXIMATELY 1200 FEET WEST OF AUBURN-KNIGHTDALE ROAD (SR 2555) AND 1100 FEET NORTH OF BATTLE BRIDGE ROAD (SR 2352), SOUTHEAST OF RALEIGH, WAKE COUNTY, NORTH CAROLINA. Please reference Action ID number: 199602094.

The following description of the work is taken from data provided by the applicant and from observations made during a site visit by a representative of the Corps of Engineers. Plans submitted with the application show the proposed construction of the final phase of the River Ridge golf community. Development of the site would result in the placement of culverts and fill material into two unnamed tributaries of the Neuse River and adjacent wetlands for the construction of a road crossing and three driveway crossings, accessing five lots, needed to access high ground on the property. This portion of the project, identified as Phase IV on the attached plans, would expand upon existing phases of the development. Previous impacts to jurisdictional waters total 1.75 acres of wetlands and stream channels associated with development of earlier phases of the River Ridge Golf Community. The cumulative impact to waters of the U.S., including all phases of development, would total 1.86 acres of wetlands including 125 linear feet of stream channel. Plans showing the work are included with this public notice.

The current use of the project areas is a residential single-family subdivision with a golf course and attendant features. The proposed phase, IV, is adjacent to the current phases of the subdivision and is composed of piedmont hardwood forest and headwater forest wetlands.

The proposal also includes a compensatory wetlands mitigation plan. The applicant proposes to mitigate on-site for impacts associated with phase IV by preserving riparian buffers, containing both wetland and upland, adjacent to unnamed tributaries to the Neuse River. The mechanism for preservation is the following North Carolina Administrative Code: 15A NCAC 02B .0233 Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Existing Riparian Buffers.

The State of North Carolina will review this public notice to determine the need for the applicant to obtain any required State authorization. No Department of the Army (DA) permit will be issued until the coordinated State viewpoint on the proposal has been received and reviewed by this agency, nor will a DA permit be issued until the North Carolina Division of Water Quality (NCDWQ) has determined the applicability of a Water Quality Certificate as required by PL 92-500.

This application is being considered pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Any person may request, in writing within the comment period specified in the notice, that a public hearing be held to consider this application. Requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein. Based on the best available evidence, it has been determined that no sites within the vicinity of the project are registered or listed as being eligible for inclusion in the Register. Examination of the National Register of Historic Places constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of other such resources. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by work under the requested permit.

The District Engineer, based on available information, is not aware that the proposed activity will affect species, or their critical habitat, designated as endangered or threatened pursuant to the Endangered Species Act of 1973.

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts that the proposed activity may have on the public interest requires a careful weighing of all those factors, which become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The decision whether to authorize a proposal, and if so the conditions under which it will be allowed to occur, are therefore determined by the outcome of the general balancing process. That decision should reflect the national concern for both protection and utilization of important resources. All factors that may be relevant to the proposal must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards and flood plain values (in accordance with Executive Order 11988), land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

For activities involving the placement of dredged or fill materials in waters of the United States, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria, a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

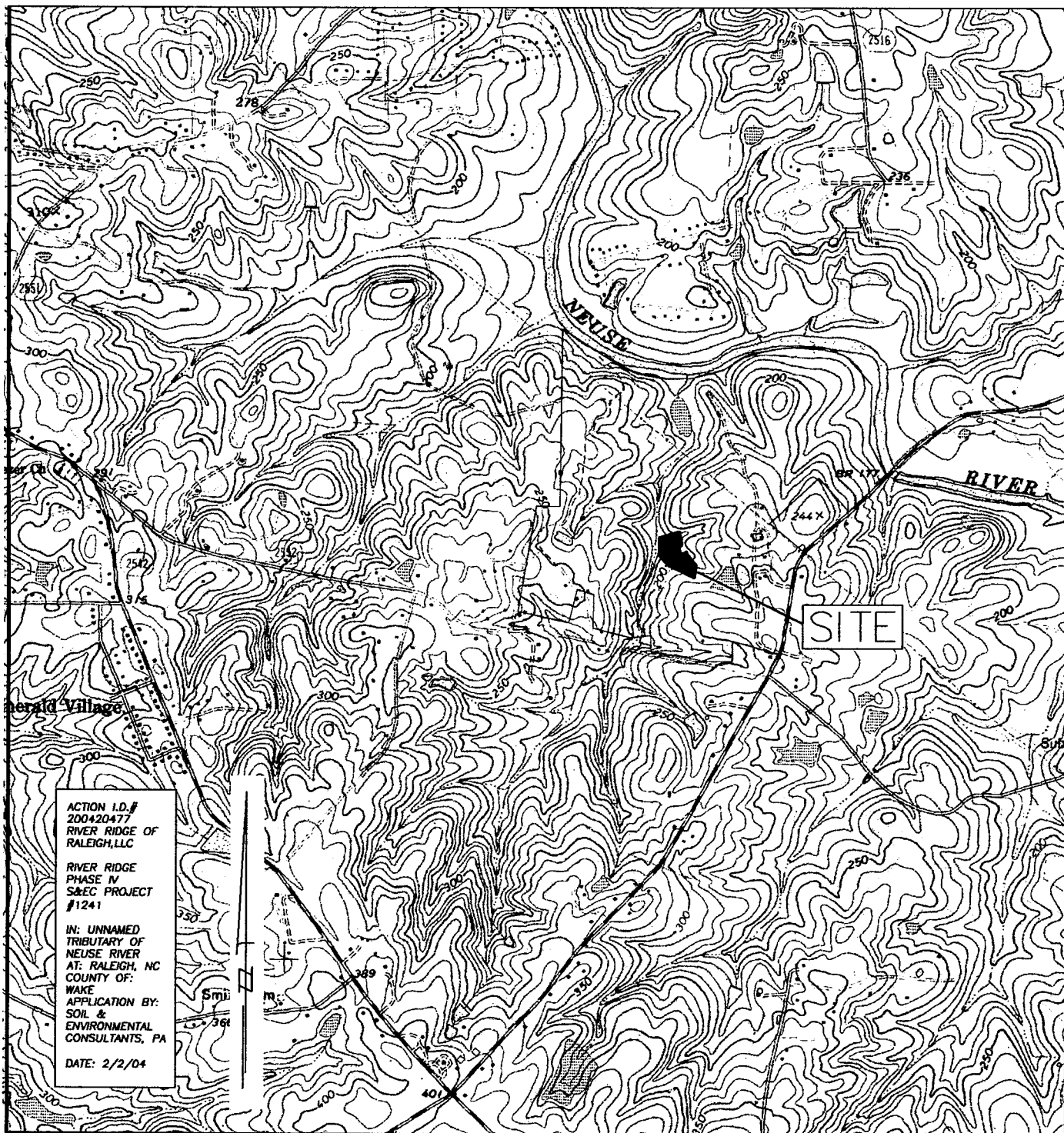
The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Generally, the decision whether to issue this Department of the Army (DA) permit modification will not be made until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act. The NCDWQ considers whether or not the proposed activity will comply with Sections 301, 302, 306, and 307 of the Clean Water Act. The application and this public notice for the Department of the Army (DA) permit serves as application to the NCDWQ for certification.

Additional information regarding the Clean Water Act certification may be reviewed at the offices of the Wetlands /401 Unit, North Carolina DENR, Division of Water Quality, 2321 Crabtree Boulevard, Raleigh, North Carolina. Copies of such materials will be furnished to any person requesting copies upon payment of reproduction costs.

All persons desiring to make comments regarding the application for Clean Water Act certification should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), Wetlands/401 Unit, 1650 Mail Service Center, Raleigh, North Carolina, 27699-1650, on or before May 28, 2003, Attention: Mr. John Dorney.

Written comments pertinent to the proposed work, as outlined above, will be received in this office, Attention: Ms. Jennifer A. Burdette, until 4:15 p.m., June 7, 2004, or telephone (919) 876-8441, extension 22.



ACTION I.D.#
200420477
RIVER RIDGE OF
RALEIGH, LLC

RIVER RIDGE
PHASE IV
S&EC PROJECT
#1241

IN: UNNAMED
TRIBUTARY OF
NEUSE RIVER
AT: RALEIGH, NC
COUNTY OF:
WAKE

APPLICATION BY:
SOIL &
ENVIRONMENTAL
CONSULTANTS, PA

DATE: 2/2/04

PROJECT NO. 1241	SCALE 1" = 2000'
PROJECT MGR. K.M.	FIELD WORK BS, KM
DRAWN BY M.D.M.	FILE 1241/lotestplans/ usgs.dwg

LOCATION MAP
RIVER RIDGE PHASE IV
WAKE COUNTY, NORTH CAROLINA
FEBRUARY 2004

**S&
EC**

Sheet 1 of 3

Soil & Environmental Consultants, PA

11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846-3900 • Fax: (919) 846-9467
www.SandEC.com



Location of proposed impacts: River Ridge Phase IV-Lots 104-108

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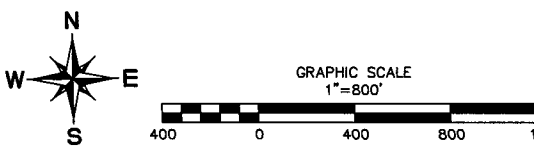
Sheet 2 of 3

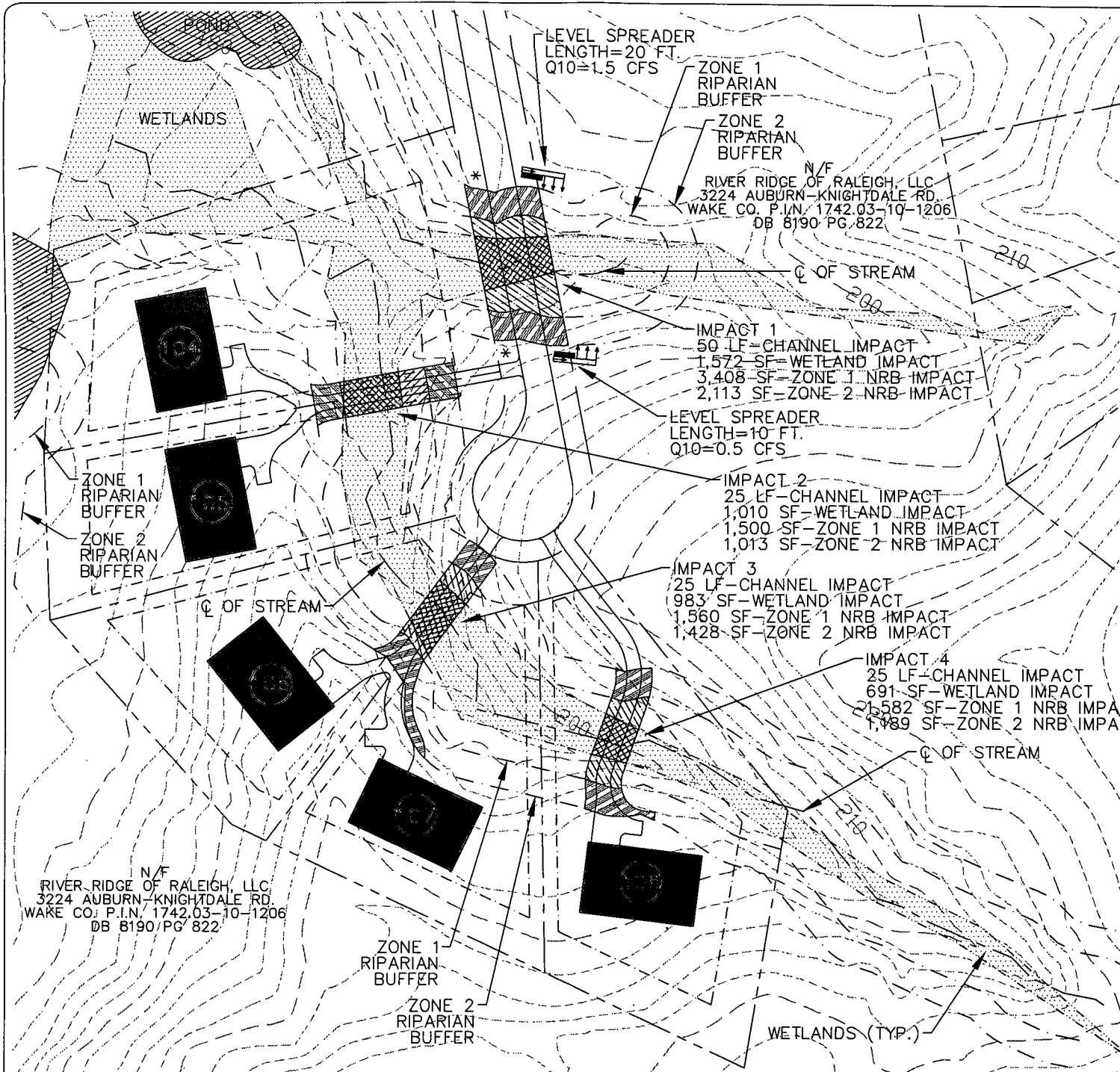
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JUN 20 2003

IMPACT SUMMARY TABLE	
IMPACT TYPE	IMPACT AREA/LENGTH
CHANNEL	125 LF
WETLANDS	4,256 SF
ZONE 1 NRB	8,050 SF
ZONE 2 NRB	5,743 SF
NOTE: NRB REFERS TO NEUSE RIPARIAN BUFFER	

REGULATORY FIELD OFFICE

11 JUNE 2003





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RALEIGH, LLC

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PHASE IV
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Sheet 3 of 3

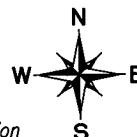
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APR 1 2004

LEVEL SPREADER NOTES:

- 1) LEVEL SPREADERS MUST BE CONSTRUCTED OUTSIDE OF ZONE 2.
- 2) * INDICATES FILL SECTION, LEVEL SPREADER NOT REQUIRED.

RALEIGH REGULATORY FIELD OFFICE
Note: See Overall Wetlands Impact Map For Area Location



GRAPHIC SCALE
1"=100'
50 0 50 100